

**THE ROCKY FORK-BLACKLICK ACCORD**  
**STAFF REPORT**  
**October 15, 2015**

**City of New Albany Rezoning Application Case No: ZC-73-2015**

Review and Action on Winding Hollow Zoning District rezoning application for 207.4+/- acres generally located at 6140 Babbitt Road, generally east of Babbitt Road and south of Dublin-Granville Road. (PID: 220-000349, 220-002011, & 220-000470)

**Request:** *AG (Agricultural) to L-OCD (Limited Office Campus District)*

**Proposed Use:** Proposal to rezone to allow for uses found in the City of New Albany's Office Campus District (OCD)

**Applicant:** The New Albany Company c/o Underhill Yaross LLC

**INTRODUCTION/PROPOSAL SUMMARY:**

The applicant requests review and recommendation to the New Albany Planning Commission to rezone 207.4+/- acres to Limited Office Campus District (L-OCD) from Agricultural (AG). The proposed zoning is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code. Permitted uses within the Office Campus District includes administrative business and professional offices; general offices and general office buildings designed for leased space, including but not limited to, operational, administrative and executive offices for personnel engaged in general administration, operations, purchasing, accounting, telemarketing, credit card processing, bank processing, other administrative processing; and data centers.

**CONSIDERATIONS:**

- The Accord identifies this property as being Park/Open Space and Rural Residential future land use categories. The RFBA states "The open space shown on the Natural Features Map that are not within the stream corridor or part of the rural roads, should be considered illustrative or prototypical."
- The majority of the site is located in the 2014 New Albany Strategic Plan's Office Campus future land use district, with a small portion in the Rural Residential future land use. The RFBA recommend approval of the 2014 New Albany Strategic Plan on February 20, 2014. The rezoning appears to meet the overall development goals for the area.
- Due to the proximity of this site to the State Route 161/Beech Road interchange and its location adjacent to commercially zoned land in the existing business park to the north and east, the site is appropriate for commercial development.
- This rezoning is a portion of larger rezoning request for 310.15 acres. The additional acreage is in Licking County. The Accord's purview is limited to the Franklin County

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portions. For reference, the portion in Licking County is proposed to have the same uses and development standards as described in this staff report.

- The applicant has provided a preservation plan which, the limitation text states, is for illustrative purposes only, and the final boundaries of the Preservation Areas shall be the same as the boundaries of the portions of the site that are required to be preserved under applicable federal and state laws and may be amended from time-to-time. The limitation text states the intent of the Preservation Plan is to generally depict the portions of the zoning district that will not developed or disturbed. The Preservation Plan shows a total of 59.21 acres being preserved.
- The Rocky Fork Blacklick Accord's Tree Preservation section states "reasonable and good faith efforts shall be made to preserve existing trees and tree rows occurring in the planning area. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas. Additionally, best management tree preservation practices shall be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line."
- New Albany C.O. 1144 states no existing trees within the undeveloped areas shall be removed or destroyed unless they are shown to be diseased, interfere with utilities, or are part of a development plan. Areas not developed may remain in their natural state or may be used for agriculture purposes, otherwise all undeveloped areas shall be maintained at a maximum of 18 inch field height and provide an appearance of rural character.
- The OCD chapter requires where a required side yard abuts any district where a residence is a permitted use landscaping in accordance with C.O. Section 1171.05 shall be provided. Chapter 1171.05 of the New Albany Codified Ordinances will apply to this text. Chapter 1171 recommends at least a 25' buffer and requires natural vegetation that has 75% opacity and a height of 10 feet within five years of planting.
- The following development standards are proposed:
  - Maximum building height is 65 feet.
  - Maximum lot coverage is 70%.
  - Minimum front yard setback is 55 feet.
  - Minimum side yard setback is fifteen (15) feet to any paved area and thirty (30) feet to any structure.
  - Minimum rear yard depth is twenty (20) feet to any paved area and forty (40) feet to any structure.
  - Standards in place for high quality building design and materials, similar to the New Albany Design Guidelines and Requirements.
- Traffic access will be determined when the site is developed.
- The large landscape setback from the adjacent properties will help create a buffer and transition to residential uses.

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- The application is solely for rezoning the site. A detailed site plan cannot be required as part of this application. Under the L-OCD zoning classification the applicant does not need to return to the RFBA for review.

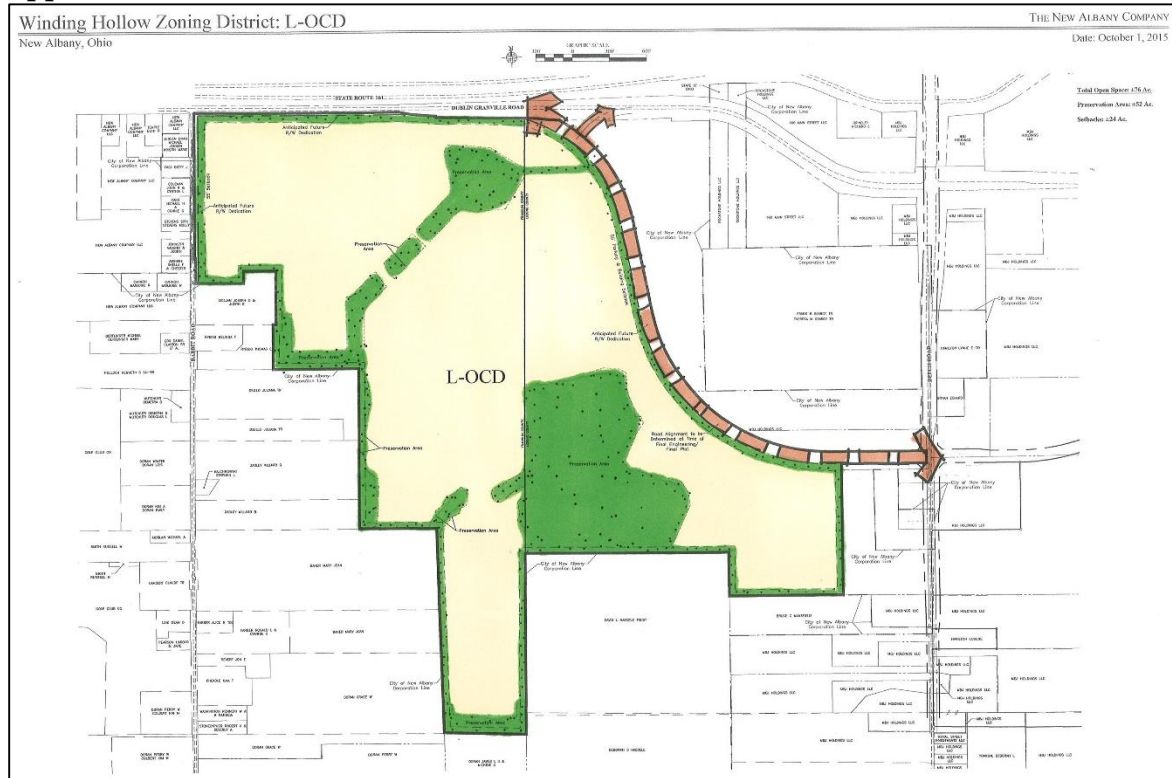
**STAFF COMMENTS:**

Although the proposed rezoning does not match the land use category found in the Rocky Fork-Blacklick Accord, it matches the city of New Albany's Strategic Plan which was formally approved by the Accord panel. The Rocky Fork-Blacklick Accord was last updated in 2003 and at that time the Winding Hollow golf course existed and was categorized as open space. However, one of the strategies within the plan is that land that has direct access to the expressway should be designated for light industry, office or commercial use. Since 2003 the city of New Albany's business park has grown and been very successful on both sides of the State Route 161 expressway in Franklin and Licking Counties. As part of the input received during the 2014 Strategic Plan, factors such as the proximity of this site to State Route 161, the community's desire to expand the business park and the fiscal benefits of employment intensive uses, the steering committee recommended that this site was appropriate for commercial development.

The proposed permitted and conditional uses and development standards are consistent with the Accord's Office Future land use category. Additionally, the overall effect of the development advances and benefits the general welfare of the community and will allow for the development of businesses. This proposal scores a 96% on the report card for the Accord's Office development standards. Therefore staff recommends that the rezoning request be recommended for approval.

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## Approximate Site Location:



Source: The New Albany Company

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